

DEVELOPMENT

Residential Development

There is growing interest in residential development within the study area. At the time of the drafting of this report, four residential subdivisions were in various stages of development. One subdivision, which will add 71 single family units along Rohe Farm Lane and Bird River Road, is in the construction phase. A development plan for 78 units along future Campbell Boulevard and Bird River Road has been submitted to the County. Preliminary discussions for a single family subdivision along the opposite side of future Campbell Boulevard are also underway. Additionally, there exists an approved development plan for a townhouse development of 102 units. Finally, Sleepy Hollow Woods, a manufactured home community, plans to expand its facility by approximately 57 units.

The various subdivisions reinforce the present development pattern which shows the highest concentration of residential dwellings in the southwestern part of the study area. However, with high concentration comes the potential for over-development and suburbanization, i.e., the loss of rural character. Because of environmental constraints, some developers apply all of a subdivision's density onto small sections of the site. This leads to lots that are smaller than would normally be created in that zone. Homes constructed in this fashion tend to appear too large for the lot and subdivisions look overbuilt. Also, lots are often of the same or a similar size, with dwellings that look almost identical in style, giving such developments the monotonous look so common in the American suburban landscape.

Recommendations

All residential subdivisions in the study area should maintain the minimum area requirements of the zoning classification.

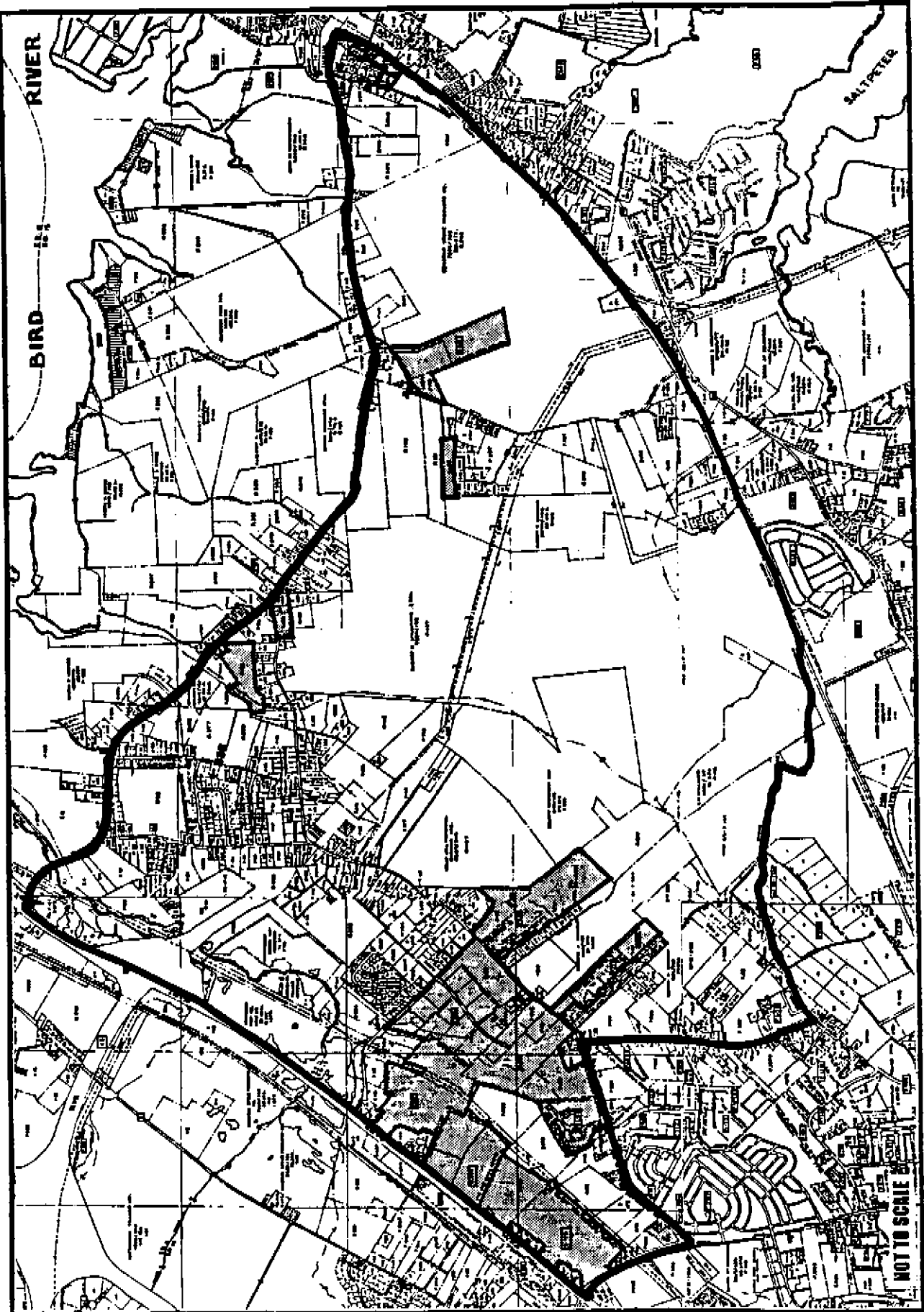
Developers should be encouraged to vary lot sizes and housing styles.

All new subdivisions inside the URDL that are located between Middle River Road and Reames Road should provide sidewalks or pathways, curb and gutter.

Where development of attached housing is permitted, housing should be constructed of high quality materials such as brick, stone or wood.

WINDLASS RUN / BIRD RIVER ROAD AREA COMMUNITY PLAN

Development Activity



Nonresidential development

Except for the A.V. Williams property, interest in nonresidential development is relatively small. Most of the plans submitted seek the expansion or redevelopment of an existing use.

Problems associated with nonresidential development are mostly linked to the appearance of some of the established businesses. The exterior of several commercial structures is not properly maintained, and many businesses have no or minimal landscaping. Surface areas of driveways and parking areas consist of broken-up asphalt where weeds flourish. Some businesses use their properties to store abandoned vehicles, discarded equipment and other items no longer in use. Practices like this detract not only from the appearance of the business in question, but also tarnish the area's overall image.

Recommendations

Encourage redevelopment or upgrading of existing poorly maintained or abandoned commercial developments.

Encourage owners of existing businesses to maintain their property in a manner that enhances the image of the area.

Enforce zoning codes regarding the storage of abandoned vehicles and equipment on private property.

A.V. Williams Property

The A.V. Williams tract is a 984± acre site bounded by Bird River Road, Ebenezer Road and Earls Road. The site is the largest tract of unimproved land with industrial zoning in Baltimore County and is designated as an 'opportunity area' in the *Eastern Baltimore County Revitalization Strategy*. Additionally the A.V. Williams property, together with the Martin State Airport and the Chesapeake Industrial Park, form the Middle River Employment Center. While the site has environmental constraints which may limit development, it has the potential of being a major employment generator.

In the past, the site had been considered for the development of an international trade center and theme park complex, an automobile assembly plant and most recently a speedway. One of the reasons why development plans for the property were abandoned, was the lack of adequate access. This is still a key issue.

Because the site has industrial zoning and presents an opportunity for considerable economic development, the community must be realistic in its expectations regarding the site. Any development of this property is likely to have a significant impact on the area.

Recommendations

Community impact of any plan regarding the A.V. Williams property should be addressed through the development process.

The design of any development should be of superior quality.